

018.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

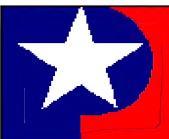
826,500 / 826,500

USE VALUE:

826,500 / 826,500

ASSESSED:

826,500 / 826,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 14 | | PUTNAM RD, ARLINGTON |

| Legal Description | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
| | | | | | | | 13069 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 02/05/09 |

OWNERSHIP

Unit #:

| | |
|-----------------------------------|--|
| Owner 1: CONSOLAZIO JOSEPH A JR & | |
| Owner 2: CONSOLAZIO JENNIFER M | |
| Owner 3: | |

Street 1: 14 PUTNAM RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAWRENCE GILBERT R-ETAL -

Owner 2: LAWRENCE AGNES M -

Street 1: 14 PUTNAM RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 2149 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7640 | Sq. Ft. | Site | | | 0 | 85. | 0.85 | 2 | | | | | | | | | 551,821 | | | | | | 551,800 | |

Total AC/HA: 0.17539

Total SF/SM: 7640

Parcel LUC: 101 One Family

Prime NB Desc KEL/MANOR

Total: 551,821

Spl Credit

Total: 551,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

| | | |
|---------------|------------------|----------|
| Type: | 6 - Colonial | |
| Sty Ht: | 2 - 2 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 - Concrete | |
| Frame: | 1 - Wood | |
| Prime Wall: | 3 - Aluminum | |
| Sec Wall: | | % |
| Roof Struct: | 2 - Hip | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | WHITE | |
| View / Desir: | k - Kelwyn Manor | |

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1939 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdict: | |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | |
| Partition: | T - Typical |
| Prim Floors: | 4 - Carpet |
| Sec Floors: | |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 1 - Forced H/Air |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 19 | Patio | D | Y | 1 | 10X14 | A | AV | 1960 | 4.93 | T | 40.8 | 101 | | | 400 | | | 400 |
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1960 | 0.00 | T | 40 | 101 | | | | | | |

More: N

Total Yard Items:

400

Total Special Features:

Total:

400

BATH FEATURES

Full Bath: 1 Rating: Average

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: 1 Rating: Average

A HBth: Rating:

OthrFix: 1 Rating: Average

OTHER FEATURES

Kits: 1 Rating: Fair

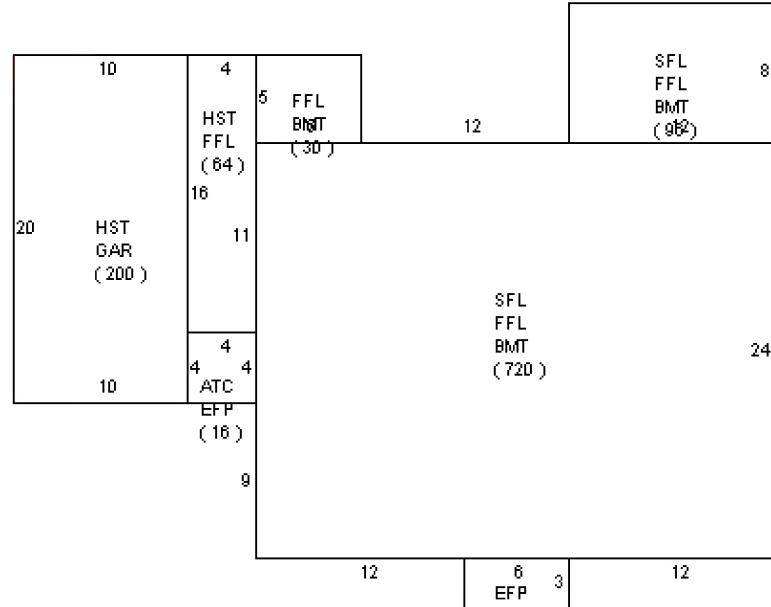
A Kits: Rating:

Fpl: 2 Rating: Average

WSFlue: Rating:

COMMENTS

648-4029 OF=BMT SINK.

SKETCH**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 7 BRs: 3 Baths: 1 HB: 1

REMODELING**RES BREAKDOWN**

| | | | | |
|---------------|---------|-----|-----|----|
| Exterior: | No Unit | RMS | BRS | FL |
| Interior: | 1 | 7 | 3 | M |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | | | | |
| | 1 | 7 | 3 | |

DEPRECIATION

Phys Cond: FA - Fair-Avg 35. %

Functional: %

Economic: %

Special: %

Override: %

Total: 35.6 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.21342564

Const Adj.: 0.99989998

Adj \$ / SQ: 157.730

Other Features: 79250

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 425876

Depreciation: 151612

Depreciated Total: 274264

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

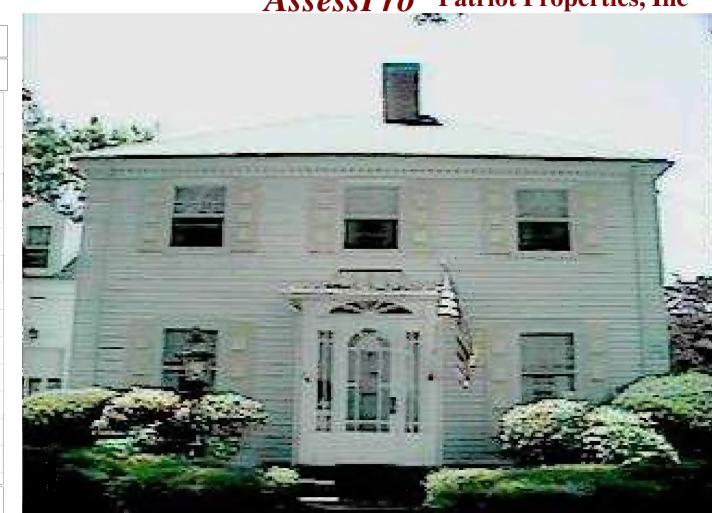
Juris. Factor: Before Depr: 157.73

Special Features: 0 Val/Su Net: 93.17

Final Total: 274300 Val/Su SzAd: 147.19

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | Ten |
|--------------------------|--------------|------------|-----------|--------------|----------|--------|---------|--------|----|-----|
| FFL | First Floor | 910 | 157.730 | 143,534 | BMT | 100 | RRM | 50 | A | |
| BMT | Basement | 846 | 62.700 | 53,042 | SFL | 100 | UNF | 100 | | |
| SFL | Second Floor | 816 | 157.730 | 128,707 | GAR | | | | | |
| GAR | Garage | 200 | 27.500 | 5,499 | HST | | | | | |
| HST | Half Story | 132 | 94.640 | 12,492 | EFP | | | | | |
| EFP | Enclos Porch | 34 | 72.590 | 2,468 | ATC | | | | | |
| ATC | Attic | 6 | 157.730 | 883 | | | | | | |
| Net Sketched Area: 2,944 | | | | | Total: | | | | | |
| Size Ad | 1863.6 | Gross Area | 3086 | FinArea | 2149 | | | | | |

IMAGE**AssessPro Patriot Properties, Inc**